

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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**Official Eligibility Determination
(OAHF use only)**

OAHF1403

Rev. 9/98

Date _____ Initials _____
___ Determined Eligible – National Register
___ Determined Not Eligible – National Register
___ Determined Eligible – State Register
___ Determine Not Eligible – State Register
___ Need Data
___ Contributes to eligible National Register District
___ Noncontributing to eligible National Register District

I. IDENTIFICATION

1. Resource number: **5LR.6609** Parcel number(s): **9514427004**
2. Temporary resource number: **N/A**
3. County: **Larimer**
4. City: **Loveland**
5. Historic Building Name: **Romans House; Pomranka House**
6. Current Building Name: **Arvidson House**
7. Building Address: **525 W 5th Street**
8. Owner Name: **James L. Arvidson**
Owner Organization:
Owner Address: **3065 Wildes Rd.**
Loveland, CO 80538



44. National Register eligibility field assessment: **Not Eligible**
Local landmark eligibility field assessment: **Eligible**

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **5N** Range: **69W**
SW ¼ of SE ¼ of NW ¼ of SE ¼ of Section 14
10. UTM reference (Datum: NAD27)
 Zone: **13** **492907 mE** **4471581 mN**
11. USGS quad name: **Loveland, Colorado**
 Year: **1962; Photorevised 1984** Map scale: **7.5'**
12. Lot(s): **Lots 4-6, Block 1**
 Addition: **Sheridan Addition** Year of addition: **1919**
13. Boundary description and justification:
This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Irregular Plan**
15. Dimensions in feet: **Length: 40 feet x Width: 40 feet**
16. Number of stories: **2 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features:
Chimney
Porch
Ornamentation/Decorative Shingles
Roof Treatment/Dormer
21. General architectural description:
This is a prominent 2.5-story, Late Victorian-era, Edwardian style, residence. Built of wood frame construction, the house features an offset T-shaped plan which overall measures 39'5" N-S (deep) by 40.5' E-W (across). The dwelling is supported by a low unpainted coursed sandstone foundation, while its exterior walls are clad with painted beige narrow horizontal wood siding, with painted white 1" by 4" corner boards. Painted beige and green variegated wood shingles appear in the upper gable ends. The house is covered by a steeply-pitched side gable roof, with an intersecting gable overlooking the west end of the façade (south elevation), and a gabled dormer overlooking the east end of the façade. The roof is covered with brown asphalt composition shingles, while painted beige and green rafter ends are exposed beneath the eaves. Two red brick chimneys are located on the roof ridge. An 8' by 22' open porch forms the eastern 2/3s of the façade. This porch is approached by three concrete steps, and features a tongue-in-groove wood floor, a painted white open wood railing, painted white Tuscan columns, and a flat roof. The porch roof also serves as a second story balcony enclosed by a painted white open wood railing. A stained natural brown glass-in-wood-frame door, covered by a white metal storm door, enters the home's first story from the porch. A 15-light glass-in-wood-frame door, covered by a painted white wood screen door, enters the second story from the balcony. A rear entry door leads into the dwelling from a wooden porch on the north elevation. The house's windows are primarily single and paired 1/1 double-hung sash with painted white wood frames and surrounds, and with painted green exterior wood screens.
22. Architectural style: **Late Victorian/Edwardian**
 Building type:

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23. Landscape or special setting features: This property is located on the north side of West 5th Street in the block between Roosevelt and Sheridan Avenues. A planted grass front yard, and wide side yard to the west of the house, feature mature landscaping. A concrete driveway extends from W. 5th Street to along the east side of the house. A narrow strip of land between the front sidewalk and the street is landscaped with gravel and river rock.
24. Associated buildings, features or objects:
Secondary Residence/Workshop/ Garage
A two-story secondary residence, which also incorporates a workshop and garage, is located near the rear of the property. Erected in 1995, this wood frame building measures 24' N-S by 40' E-W. It is supported by a concrete foundation, and has painted beige horizontal weatherboard exterior walls. A moderately-pitched side gable roof is covered with brown asphalt composition shingles, and has painted green and beige boxed eaves. A white metal-paneled garage door penetrates the east end of the north elevation. First and second story entry doors lead into the south elevation (façade), respectively from a wood porch and a wood balcony. This building's windows are primarily 1/1 double-hung sash with painted white wood frames and painted beige wood surrounds.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: 1906 Actual:
Source of information: Loveland city directories; Larimer County Residential Property Record Card.
26. Architect: Unknown
Source of information: N/A
27. Builder: Unknown
Source of information: N/A
28. Original owner: Rev. F.H. Besel (probably)
Source of information: Loveland city directories.
29. Construction history:
Larimer County Assessor records list 1906 as this house's year of construction. The house's address (525 W. 5th Street) does not appear in the 1908 city directory; however, it does appear in the 1910-1911 directory. The dwelling, and a modest-sized garage just northeast of the dwelling, are depicted on the 1927 and 1937 Sanborn Insurance maps. The garage, though, no longer exists. The secondary residence/ workshop/ garage building near the rear of the property was erected in 1995, according to City of Loveland building permit files.
30. Original location: ☒ Moved: Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Single Dwelling
32. Intermediate use(s): Domestic/Single Dwelling
33. Current use(s): Domestic/Multiple Dwelling
34. Site type(s): Former single-family dwelling, converted into apartments.

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35. Historical background:

Larimer County Assessor records indicate that this house at 525 W. 5th Street was constructed in 1906, although its address does not begin to appear in Loveland city directories until 1910.

According to the directories, Reverend F. H. Besel, his wife Angie, and their three children, resided in the home in 1910 and 1911. United States census records from 1910 places the Reverend here with his wife, a daughter, and two sons. He was the pastor of the Evangelical Lutheran Church. Reverend Besel passed away in Windsor, Colorado, in October 1941, at the age of 86. He was survived by his wife, two sons, Walter Besel and Carl Besel, nine grandchildren, and two great-grandchildren.

Abraham "Ab" and Claudia Romans, who lived and owned here from the mid-1910s through the late 1930s, have been this property's longest tenured and best known residents. A prominent lawyer, who served for many years as Loveland's City Attorney, Romans had been born October 17, 1875 in Caloway County, Missouri. He moved to Colorado at a young age, with his parents, Henry and Belle Romans. Mr. Romans graduated from the Colorado State Normal School in Greeley (now the University of Northern Colorado), after interrupting his education to enlist in the First Colorado Volunteers serving in the Philippines during the Spanish American War. Romans then enrolled in law school at the University of Colorado. He graduated in 1903, passed the bar exam, and began his legal career, which in addition to serving as the Loveland City Attorney, would also include an eight year term serving as the Larimer County District Attorney. Romans and his wife Claudia lived in this house with their three daughters - Mildred, Marjorie and Carrie. The April 2, 1908 issue of the Loveland Reporter Herald announced that a son was born to Mr. and Mrs. A. H. Romans; however, this child is not enumerated in the 1920 census.

Mr. Romans passed away March 31, 1938 at the age of 62. His funeral, attended by persons throughout the state was held at the Methodist Church in Loveland. The Masonic lodge, of which he was a member, conducted the gravesite services.

Marjorie Romans, daughter of Ab and Claudia Romans, married Edwin C. Pomranka on October 28, 1938 in Brookline, Massachusetts. Loveland city directories indicate that Mr. and Mrs. Pomranka moved into Marjorie's childhood home on West 5th Street in 1947, and they subsequently owned and lived here for many years.

Edwin Pomranka was born January 31, 1911 in Wellington, Colorado. He moved to Loveland, graduating from Loveland High School in 1928 and from the University of Colorado. He graduated from the Fletcher School of Law and Diplomacy at Tufts University, and received a master's degree in library science from the University of Southern California. Mr. Pomranka was an industrial economist for the U.S. Department of State. He worked in Turkey, and at the University of Kabul, Afghanistan. Mr. Pomranka was also employed by the University of Wyoming, Washington University and the state libraries in Salem, Oregon. He passed away July 21, 1994 in Loveland. Marjorie Pomranka died February 25, 1981. They were survived by three sons, Howard, Carl and Evan.

In 1962, Mrs. Carrie R. Wise, a sister to Marjorie Pomranka, also began to make her home here. Gary Wise and Mark Roberts are also listed as residents in the directories, circa 1967-1968, as is Carrie R. Roberts (nee Pomranka/Wise?), circa 1973. Edwin Pomranka returned to this home in 1977 and continued to live here as late 1986 with his son, Evan. It is probable that the Wise and Roberts families resided here while Mr. Pomranka was employed overseas or out of state.

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James L. Arvidson purchased this property in 1994, living here until circa 2000. In more recent years, Mr. Arvidson has evidently maintained the property as a rental. The 2006 Loveland city directory lists Terry Fitch, Jennifer Graves and Kenneth Hass as occupants here, along with an entity known as Commonwealth Enterprises.

36. Sources of information:

Building permit files for 525 W. 5th Street. On file with the City of Loveland Building Division.

Larimer County Assessor records.

Larimer County Assessor: Residential Property Appraisal Card.

Loveland city directories.

Sanborn Insurance Maps, August 1927, July 1937.

"Thirteenth Census of The United States: 1910 Population, Loveland Precinct, Larimer County, Colorado"

"Fourteenth Census of The United States: 1920 Population, Loveland Precinct, Larimer County, Colorado.

"Son born to Mr. and Mrs. A. H. Romans." *Loveland Reporter Herald*, April 2, 1908

"Former Local Pastor Dies In Windsor." *Loveland Reporter Herald*, October 6, 1941 p. 1

"Ab. H. Romans Dies In Local Hospital Early This Morning." *Loveland Daily Reporter Herald*, March 31, 1938 p.1

"Romans Funeral To Be Held Tomorrow In Methodist Church." *Loveland Daily Reporter Herald*, April, 1, 1938 p.1

"Romans Funeral To Be Held Tomorrow In Methodist Church." *Loveland Daily Reporter Herald*, April, 2, 1938

"Edwin C. Pomranka." *Loveland Daily Reporter Herald*, December, July, 23, 24, 1994 p. A 12

VI. SIGNIFICANCE

37. Local landmark designation: Yes No ☒ Date of designation:

Designating authority:

38. Applicable National Register criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual).

☒ Does not meet any of the above National Register criteria.

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Loveland Standards for Designation:

- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | Architectural | Exemplifies specific elements of an architectural style or period |
| | Architectural | Is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally |
| | Architectural | Demonstrates superior craftsmanship or high artistic value |
| | Architectural | Represents an innovation in construction, materials, or design |
| | Architectural | Represents a built environment of a group of people in an era of history |
| | Architectural | Exhibits a pattern or grouping of elements representing at least one of the above criteria |
| | Architectural | Is a significant historic remodel |
| | Social/cultural | Is a site of an historic event that had an effect upon society |
| <input checked="" type="checkbox"/> | Social/cultural | Exemplifies the cultural, political, economic, or social heritage of the community |
| <input checked="" type="checkbox"/> | Social/cultural | Is associated with a notable person(s) or the work of a notable person(s) |
| <input checked="" type="checkbox"/> | Geographic/environmental | Enhances sense of identity of the community |
| <input checked="" type="checkbox"/> | Geographic/environmental | Is an established and familiar natural setting or visual feature of the community |

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National: State: Local: ☒

42. Statement of significance:

This prominent 2.5-story house is architecturally significant for its Late Victorian-era Edwardian style of architecture - including its relatively large scale 2.5-story asymmetrical plan, its Tuscan porch columns, its narrow 1/1 double-hung windows, and its narrow horizontal wood siding. The property is also historically significant for its association with Loveland's residential development through the mid-1900s, and in particular for its long association with Abraham H. Romans. As Loveland's City Attorney for many years, and as a lawyer in private practice, Romans made significant contributions to broad patterns of Loveland's history. The property's level of significance in these regards is probably not to the extent that it would qualify for individual listing in the National Register of Historic Places or in the State Register of Historic Properties. The property, though, should be considered eligible for local landmark designation by the City of Loveland.

43. Assessment of historic physical integrity related to significance:

This property displays a reasonably high level of integrity relative to the seven aspects of integrity as identified by the National Park Service and Colorado Historical Society - location, setting, design, materials, workmanship, feeling and association. There have been no additions, and only modest exterior alterations, to the historic dwelling. The integrity of setting has been somewhat diminished by the destruction of the historic garage, and by the construction of a modern secondary building in 1995.

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**Local landmark eligibility field assessment: **Eligible**45. Is there National Register district potential? Yes ☒ No

Discuss: **Historic residential properties in the neighborhood west of downtown Loveland may collectively possess the historical and/or architectural significance, and display sufficient physical integrity, to comprise one or more State or National Register historic districts.**

If there is National Register district potential, is this building: Contributing ☒ Noncontributing N/A:46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A: ☒

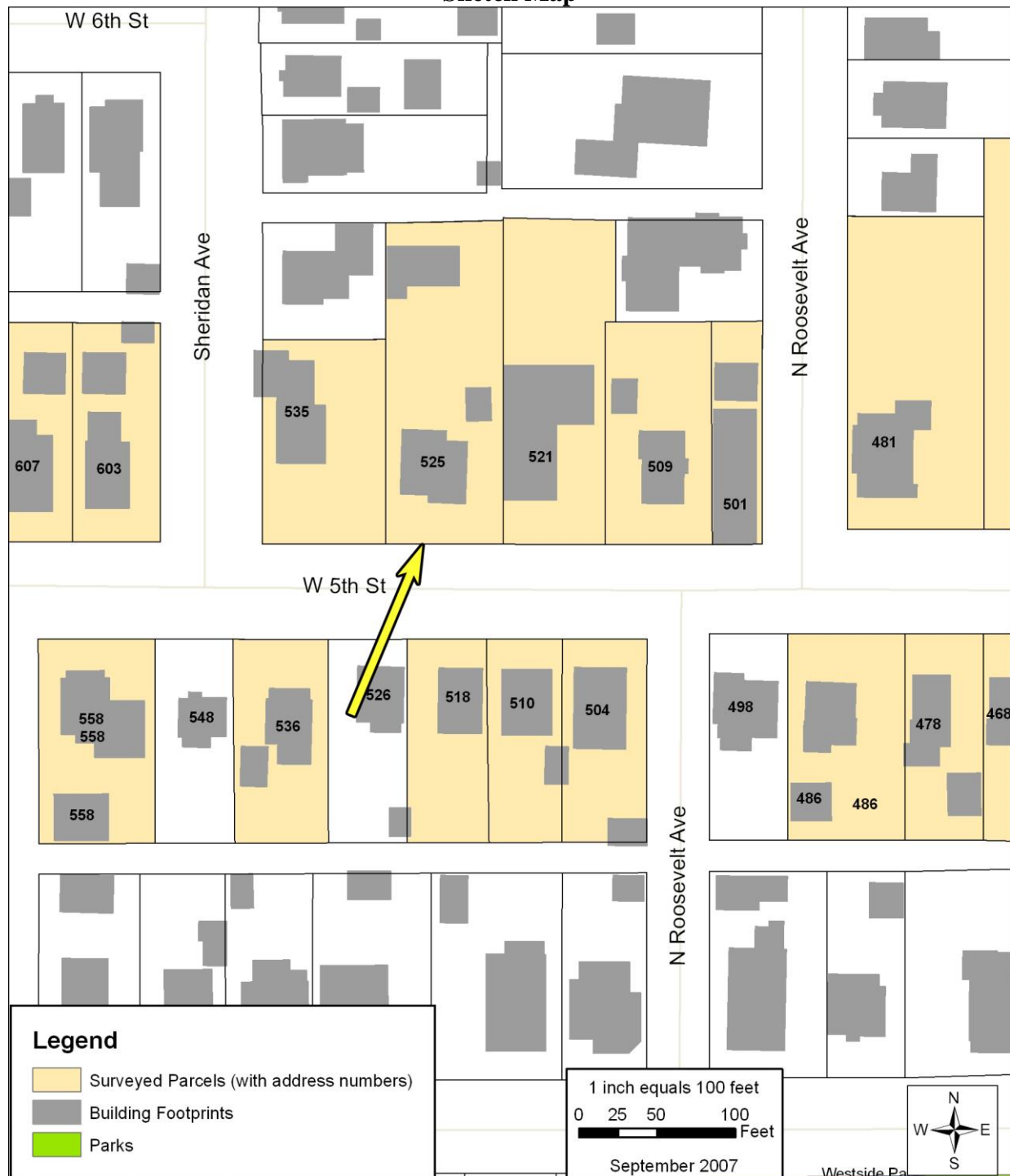
VIII. RECORDING INFORMATION

47. Photograph number(s):	CD # 3, Images 49-55	CDs filed at:	City of Loveland
48. Report title:	City of Loveland Fifth Street Historic Survey		Community and Strategic Planning Department
49. Date(s):	10/07/07		500 E. Third Street
50. Recorder(s):	Carl McWilliams Timothy Wilder		Loveland, CO 80537
51. Organization:	Cultural Resource Historians		
52. Address:	1607 Dogwood Court Fort Collins, CO 80525		
53. Phone number(s):	(970)493-5270		

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Sketch Map



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Location Map

